V-125 (2018)THIS PLAT IS A RETRICEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBMONICE OR CHEEF A MEW PARCEL OR MARKE AND AND REAL PROPERTY OF MEM PARCELOR MARKE AND OF THE DOCUMENTS. AND AND STATES OF PARCELS OF MARCELS AND STATES DESCRIPTION OF THIS PLAT DOES NOT MAPLY APPROVA. AND LOCAL UNRESCONDAL MANUBLINT OF PERMISS, COMPLANCE SON THIS PLAT DOES NOT MAPLY APPROVA. AND COLOUR LOSS NOT MAPLY APPROVA. OF THIS PLAT DOES NOT MAPLY APPROVA. OF PERMISS, CONCHANGES NOT MAPLY APPROVA. COMPLES NOT REQUIREMENTS OF SUIMBRINT FOR ANY USE OR PURPOSE OF THE COMPLANCE SITE OF THE PLAT DOES NOT MAPLY STATES OF THE COMPLANCE SITE OF THE PLAT DOES NOT MAPLY STATES NOT THE PLAT DOES NOT MAPLY STATES NOT SET TORM AND STATES NOT SET TORM AND STATES NOT AS SET FORM AND STATES NOT AS SET FORM AND LAND SUMPERIORS OF THE CORCUM BOARD FORM IN OLGAS. SECONDAL PAGENCES AND LAND SUMPECIORS AND AS SET FORM IN OLGAS. SECONDAL PAGENCES AND LAND SUMPECIORS AND AS SET FORM IN OLGAS. SECONDAL PAGENCES AND LAND SUMPECIORS AND AS SET I HE PRID DATA OF WHICH THE PART IS BASED WAS COMPLETED ON SPRINGED 18, 2018.

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 INS PAUL WAS REDY PLEALAND. THE CASSARE, AND IS FOUND TO BE ACCIDINE WITHOUT FOOT W 242-43 FEET. APPROVED BY: JUW DATE: 9-19-18 PROJECT / 18365 DRAWN BY: JWW SURVEYOR'S NOTES 6. PROPERTY IS ZONED R-20 7. RETERENCE SUBORNSON PLAT BY GASKINS & HOGAN SURVEY CO. DAIZD DECEMBER 2, 1977 MAGNETIC NORTH — 1881 : 1981 GEORGIA SURVEYOR CERTIFICATION PART OF LOTS 45 & 46 BLOCK B. UNIT TWO
LAKE SOMERSET SUBDIVISION
LOCATED IN LAND LOT 315, ZOTH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA NOWUS FRUZEE
ZONED R-20 JACOB & JOY CROSSLEY BOUNDARY SURVEY FOR: COBBICO, DEVIATE DEVIAGENCY 204.84 ZONING DIVISION . 10' SIDE SETBACK ~ N/F ~ CATHERINE N KEY DB 11713 PC 69 ZONED R-20 COMC 2 Stor 1260 0.51 AC. 22,237 SO.FT. ZONED R-20 tally dis !! WILLIAM E MITCHELL II
DB 14355 PC 6330
ZONED R-20 449.03' TO THE NORTHERN R/W OF LAKE SOMERSET ORIVE 40' FRONT SETBACK R/W) (50° SHERBROOK COURT SCALE IN FEET WELLBORN & ASSOCIATES 773 CHANSON ORIVE MARIETTA, GA 30064 PHONE: (770) 862-0799 EMAIL: MATT®WELLBORN-ASSOCIATES.COM LAND SUR VEYORS THS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT URUTY POLE WIN ONDREAD UNES AND GUY BAST UNE EGEND 

APPLICANT: Jacob Crossley and Joy Crossley	PETITION No.: V-125
<b>PHONE:</b> 404-944-8830	<b>DATE OF HEARING:</b> 12-12-2018
REPRESENTATIVE: Joel L. Larkin	PRESENT ZONING: R-20
<b>PHONE:</b> 770-422-7016	LAND LOT(S): 315
TITLEHOLDER: Jacob A. Crossley	DISTRICT: 20
PROPERTY LOCATION: On the east side of	SIZE OF TRACT: 0.51 acres
Sherbrook Court, north of Lake Somerset Drive	COMMISSION DISTRICT: 1
(260 Sherbrook Court).	
TYPE OF VARIANCE: Reduce the rear setback for an	accessory structure under 650 square feet (approximately
335 square foot playhouse) from the required 35 feet to 18	feet.
OPPOSITION: No OPPOSED PETITION No	SPOKESMAN
OPPOSITION: No. OPPOSED PETITION No	SPOKESMAN
BOARD OF APPEALS DECISION  APPROVED MOTION BY	SPOKESMAN
BOARD OF APPEALS DECISION	West Hampton Dr Bridge Riss Tyl
BOARD OF APPEALS DECISION  APPROVED MOTION BY	Wood Hampson Dr

APPLICANT: Jacob Crossley and Joy
Crossley PETITION No.: V-125

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## **COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on the transportation network.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** No adverse stormwater management impacts were observed or are anticipated for these existing structures.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

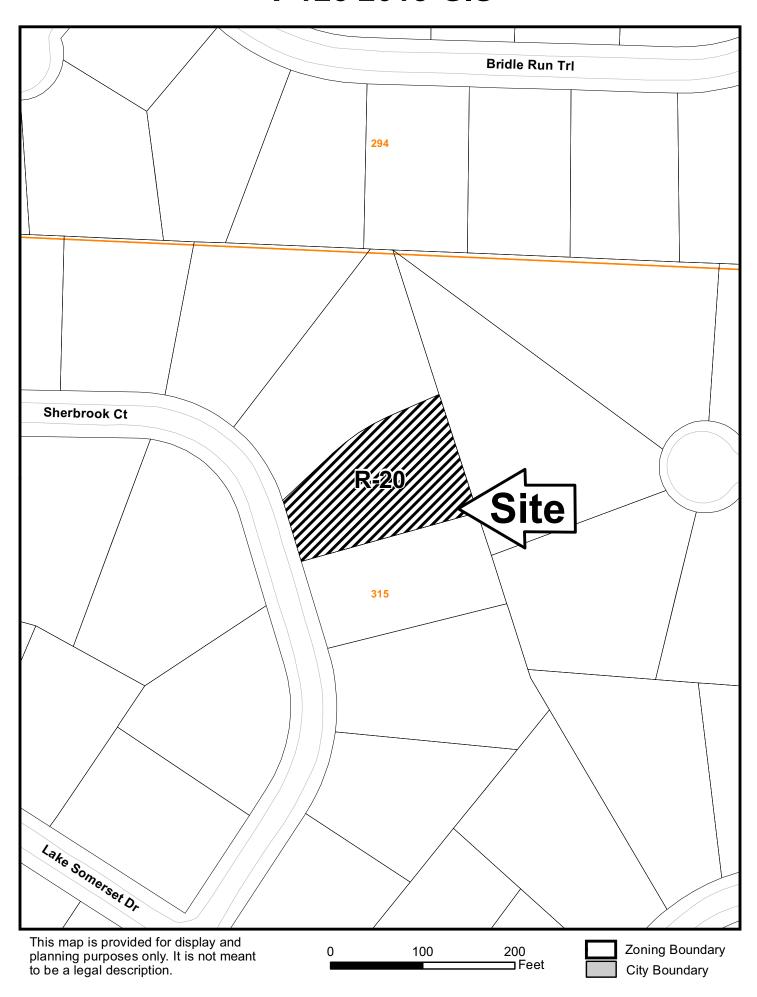
WATER: No conflict.

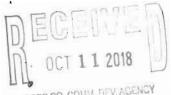
**SEWER:** No conflict.

APPLICANT:	Jacob Crossley and Joy Crossley	PETITION No.:	<u>V-125</u>
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**FIRE DEPARTMENT:** No comment.

## V-125 2018-GIS





## **Application for Variance Cobb County**

(type or print clearly)

Application No. V-125
Hearing Date: 12-12-18

ZONING DIVISION	Hearing Date.
Applicant Jacob and Joy Crossley SAMS, LARKIN, PUFF & BALLI, LLP	Phone # (404) 944-8830 E-mail sandwedge@gmail.com
by: Joel. L. Larkin	_Address 376 Powder Springs St. #100 Marietta GA 30064
(representative's name, printed)	(street, city, state and zip code)
	Phone # (770) 422-7016 E-mail JLarkin@slhb-law.com
(representative's signature)	
	Signed, sealed and delivered in presence of:
My commission expires:	Notary Public
•	Trotacy Labre
Titleholder Jacob Cross Lay 11111	Phone # (404) 944-8830 E-mail sandwedge@gmail.com
	Address: 260 Sherbrook Ct. Marietta GA 30064,
Signature (attach additions signature) if neede	Address: 200 Bite22200th State and zip code)
HOTABY	Signed, sealed and delivered in presence of
E O PUBLIC A	Signal, scared and delived an presence of
My commission expires	Notary Public
Present Zoning of Property Will B+t	
Present Zoning of Property/	•
Location 260 Sherbrook Court, Mar.	ietta, Cobb County, Georgia 30064
	address, if applicable: nearest intersection, etc.)
Land Lot(s) 315	DistrictSize of TractAcre(s)
Please select the extraordinary and excondition(s) must be peculiar to the piece	ceptional condition(s) to the piece of property in question. The of property involved.
Size of Property x Shape of P	ropertyxTopography of PropertyOtherx
Does the property or this request need a se	econd electrical meter? YESNOx
determine that applying the terms of the hardship. Please state what hardship wo	ion 134-94 states that the Cobb County Board of Zoning Appeals must Zoning Ordinance without the variance would create an unnecessary buld be created by following the normal terms of the ordinance (If to Sec. 134-94(4), then leave this part blank).
A literal interpretation and/or e	enforcement of the applicable provisions of the
	would unreasonably restrict the development and use
of the Subject Property with no	
	<u> </u>
Last type of variance requested: Red	uce rear setback for accessory structures.
1	
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Revised: November 18, 2015	1